

# LAND FOR SALE - INVESTMENT PROPERTY ROUTE 301 AT SHINING WILLOW WAY

La Plata, MD 20646

Available: 3.01 + Acres

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

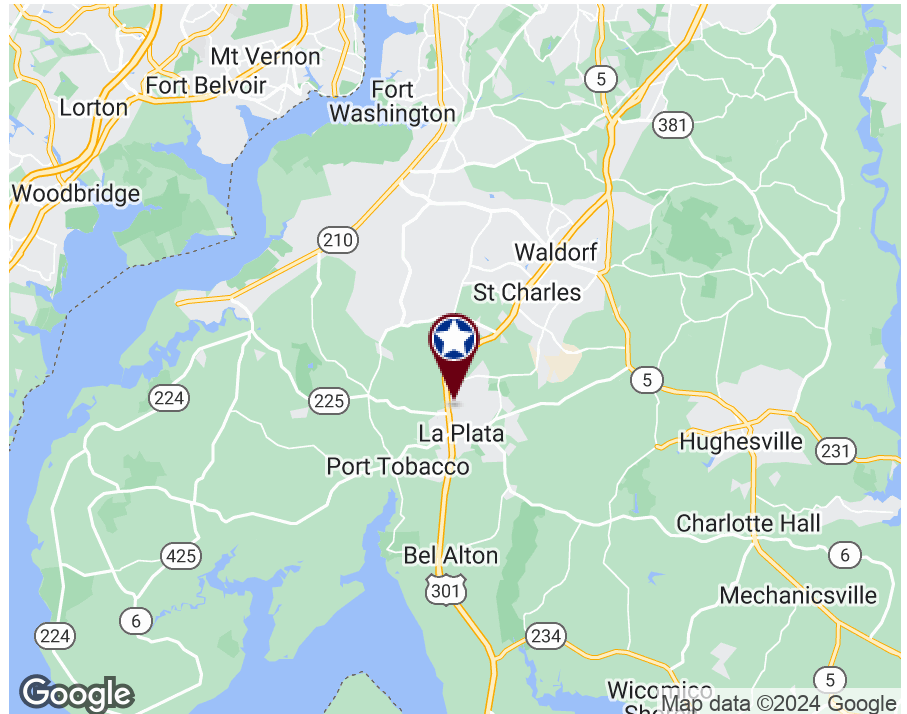


## PROPERTY INFORMATION

<b>ZONING:</b>	R-21 21,000 min lot size
<b>USE:</b>	Current zoning should allow 6 single family homes
<b>LOT SIZE:</b>	3.01 + Acres
<b>UTILITIES:</b>	All public utilities

## PROPERTY HIGHLIGHTS

- 100% Wooded site
- Surrounded by high-end single family residential neighborhoods
- Concept plan for a rezoning to R-3 to develop (43) multi-family dwellings
- Accessible from Shining Willow Way and Washington Avenue
- Walkable amenities include Safeway grocery, Target, fast food restaurants, gas stations, drug stores, and various service providers



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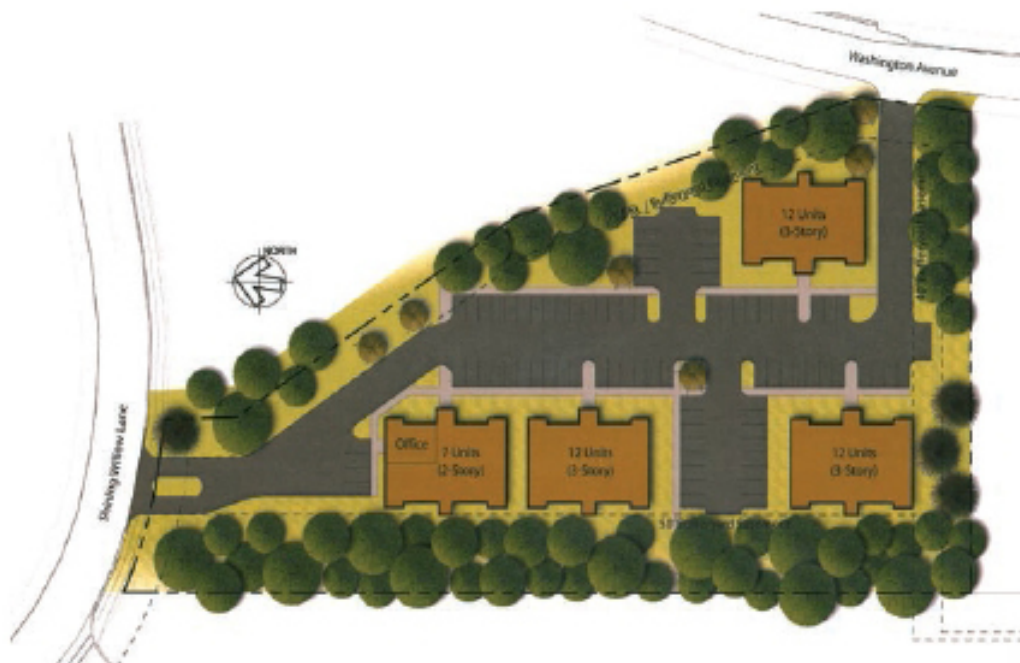
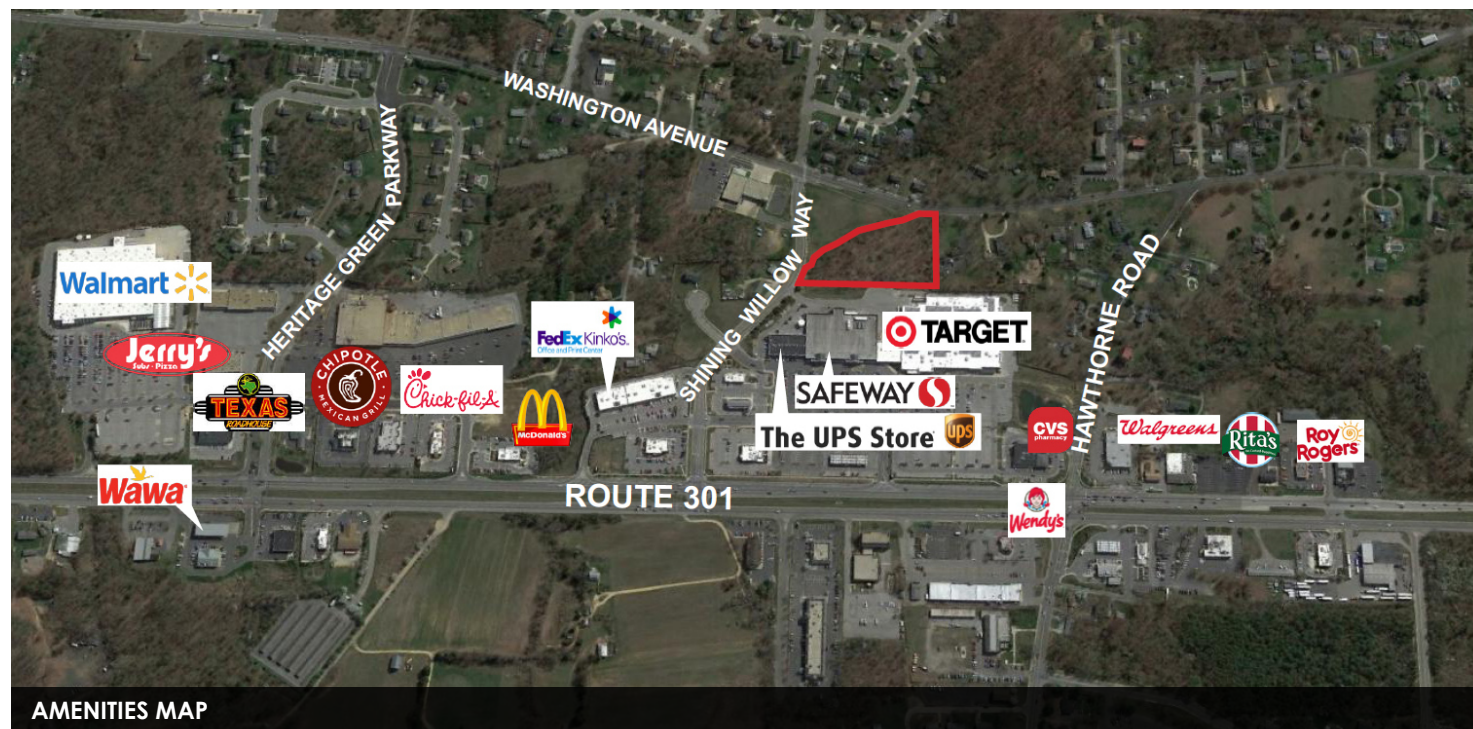
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## CONCEPTUAL SITE PLAN

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